



FOR SALE

Established Fishery & Lifestyle property

Buttonhole Lake, Marshland St James, Cambridgeshire

AVAILABLE AREA

Site Area of 3.1 acres

Lake area of 1.2 acres

SUMMARY

- » **Established Fishery with existing income**
- » **2 Bedroom recently completed lakeside dwelling**
- » **Mature coarse lake extending to 1.2 acres**
- » **Large storage barn**
- » **Site extending to 3.1 acres**

LOCATION

The property is located in the village of Marshland St James, approximately 5 miles east of Wisbech and 11 miles south west of Kings Lynn. Accessed via Rands Drove, the fishery is the last property at the end of the lane.

DESCRIPTION

An established coarse fishery with a recently completed two bedroom lakeside dwelling, with meticulously maintained , mature gardens and grounds extending to approximately 3.1 Acres (1.3ha).

THE FISHERY

The mature man made lake is fed by groundwater and extends to approximately 1.2 acres (0.5ha), with 23 pegs and an average depth between 5-7ft. The lake is well stocked with mixed coarse fish species including; common and mirror carp (to 20lbs), F1s, as well as tench, barbel, perch, roach and rudd. The fishery benefits from a large gravel surfaced car park with ample parking for visiting anglers.

Floodlights have been installed around the perimeter of the lake, enabling evening/night matches. The lake benefits from an aeration system which includes a water pump and a paddle wheel aerator.

THE DWELLING

A recently completed brick built dwelling with the benefit of front, side and rear access with an enclosed patio area to the eastern elevation. The dwelling has views over the lake, the ground floor draws natural light on all sides. The accommodation comprises a large open plan kitchen and living area together with separate dining room, bathroom, utility and boot room on the ground floor.



In addition are two double bedrooms on the first floor and a further shower room. Finished to a high specification with Karndean vinyl flooring, hardwood doors, log burner and a recently fitted kitchen with modern appliances.

OUTSIDE

The ground floor has patio doors leading to an enclosed, fenced garden, with patio and a mature garden which has been meticulously maintained. The eastern garden is laid to grass and is also enclosed by a closed boarded fence. There is ample car parking for the dwelling to the front and side.

STORAGE BARN & WORKSHOP

A modern steel portal framed storage building (30 x 60ft), steel cladding with a concrete floor and electricity. The front part of the barn is used as a reception/meeting area for visiting anglers with the rear section used for storage of equipment and a workshop. In addition is a separate angler's W.C.

INCOME

The fishery is operated on a day ticket basis with additional open matches. Income and expenditure details available upon request. Full accounts available after viewing.

PLANNING

The fishery benefits from planning permission for current uses. The dwelling is subject to an occupancy condition. Further details available upon request.

SERVICES

The property benefits from mains electricity and water connection with a recently installed private drainage system. Oil fired central heating.

OUTGOINGS

Council Tax Band E - Rates Payable 2025/2026 - £2,882.20

Business Rates - £Nil

WEBSITE & SOCIAL MEDIA

Facebook: Buttonhole Lake





AGENTS' NOTES

Tenure & Possession

The property is offered for sale freehold as a whole with vacant possession on completion.

Fixtures, Fittings & Stock

The sale includes the commercial fixtures and fittings and fish stocks within the lakes. Fenn Wright are not liable in any way for the quality or quantity of the fish stocks, nor any death or disease that may affect such stocks. Purchasers must satisfy themselves as to the quality and quantity of the fish stocks prior to purchase.

Rights of Way & Easements

The property is sold subject to and with the benefit of all existing Rights of Way, whether public or private, light, support, drainage, water and electricity supplied in other rights obligations, easements, quasi-easements and restrictive covenants or all existing proposed wayleaves for masts, staves, cables, drains, water and gas and other pipes, whether referred to in these particulars or not.

Consumer Protection Regulations

Under the regulations, what we say or publish about a property must not be false or misleading and we must provide certain material information to enable a potential viewer or purchaser to take an informed transactional decision.

Measurements

Any areas, measurements or distances referred to as approximate are given as a guide and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.

Viewing

Viewing is strictly through appointment with Fenn Wright.

Important Notice

Fenn Wright for themselves and the Vendor of this property whose Agents they are, give notice that:

The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchaser/s and lessees should seek their own professional advice. All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct.

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No responsibility can be accepted for any expenses incurred by any intending purchaser/s in inspecting properties that have been sold, let or withdrawn.

ENERGY PERFORMANCE

Dwelling - EPC rating C

LOCAL AUTHORITY

Borough Council of King's Lynn & West Norfolk

DIRECTIONS

From the A47, exit onto Broadend Road (East) signposted Emneth. Continue for approximately 0.5 miles, onto Walsoken Road. Turn left onto Smeeth road. Stay on Smeeth Road for 1.5 miles, entering the village of Marshland St James. At the cross roads turn right onto School road. At the next cross roads turn right onto Rands Drove, opposite the Marshlands Arms pub. The fishery is located at the end of the Drove.

Postcode: PE14 8EY

Safety Note to Buyers

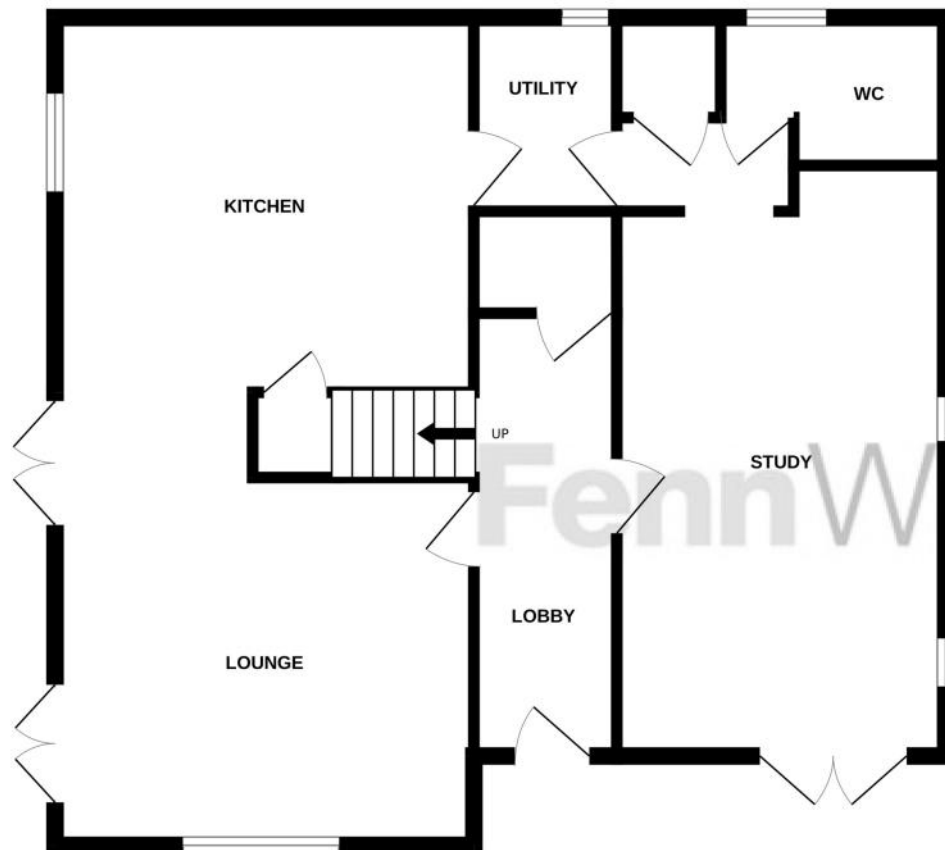
Please ensure care is taken when viewing and walking near to lakes and areas of water. Do not walk close to the edge of waterways, and ensure children are supervised at ALL times. Lakes, Ponds & Rivers can be very dangerous so THINK SAFETY FIRST!



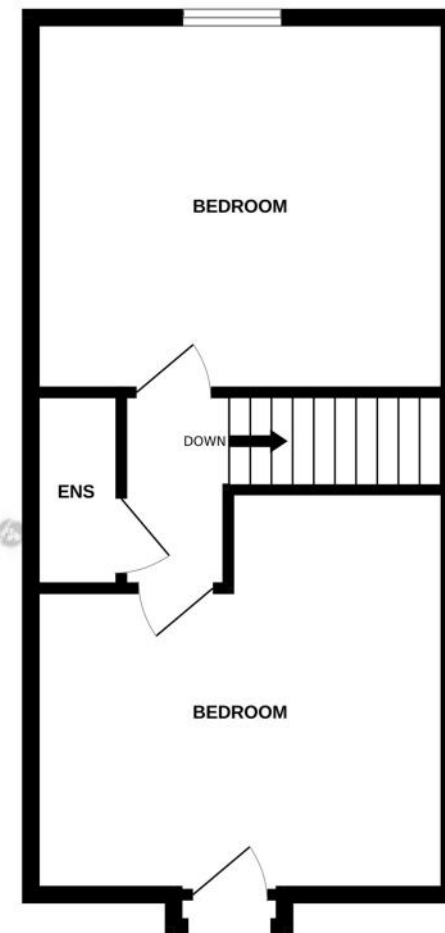


Floor Plan

GROUND FLOOR



1ST FLOOR



VIEWINGS STRICTLY BY APPOINTMENT
VIA SOLE SELLING AGENTS:

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